

DRAFT FOR CONSULTATION

Playford Alive East Code Amendment

By the Chief Executive, Department for Housing and Urban Development
(the Designated Entity)

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Government of South Australia

Department for Housing
and Urban Development

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Have Your Say

This Code Amendment is on consultation from **27 August 2025** to **7 October 2025**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be made through:

- [Playford Alive East Code Amendment | YourSAy](#)
- Email: plansasubmissions@sa.gov.au (subject: Submission – Playford Alive East Code Amendment)
- Post:
Code Amendment Team
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

All feedback is required by **11:59 pm Tuesday 7 October 2024**.

A public information session will be held on 11 September 2025 at Stretton Centre, 307 Peachy Road, Munno Para between 11:00 am to 1:00 pm.

Questions regarding the Code Amendment can be directed to the PlanSA Service Desk at plansa@sa.gov.au.

1. What is the Planning and Design Code?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the [PlanSA website](#).

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning (the Minister) the Chief Executive of the Department for Housing and Urban Development (the Department), a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

The Playford Alive East Code Amendment was initiated by the Minister on 23 July 2025.

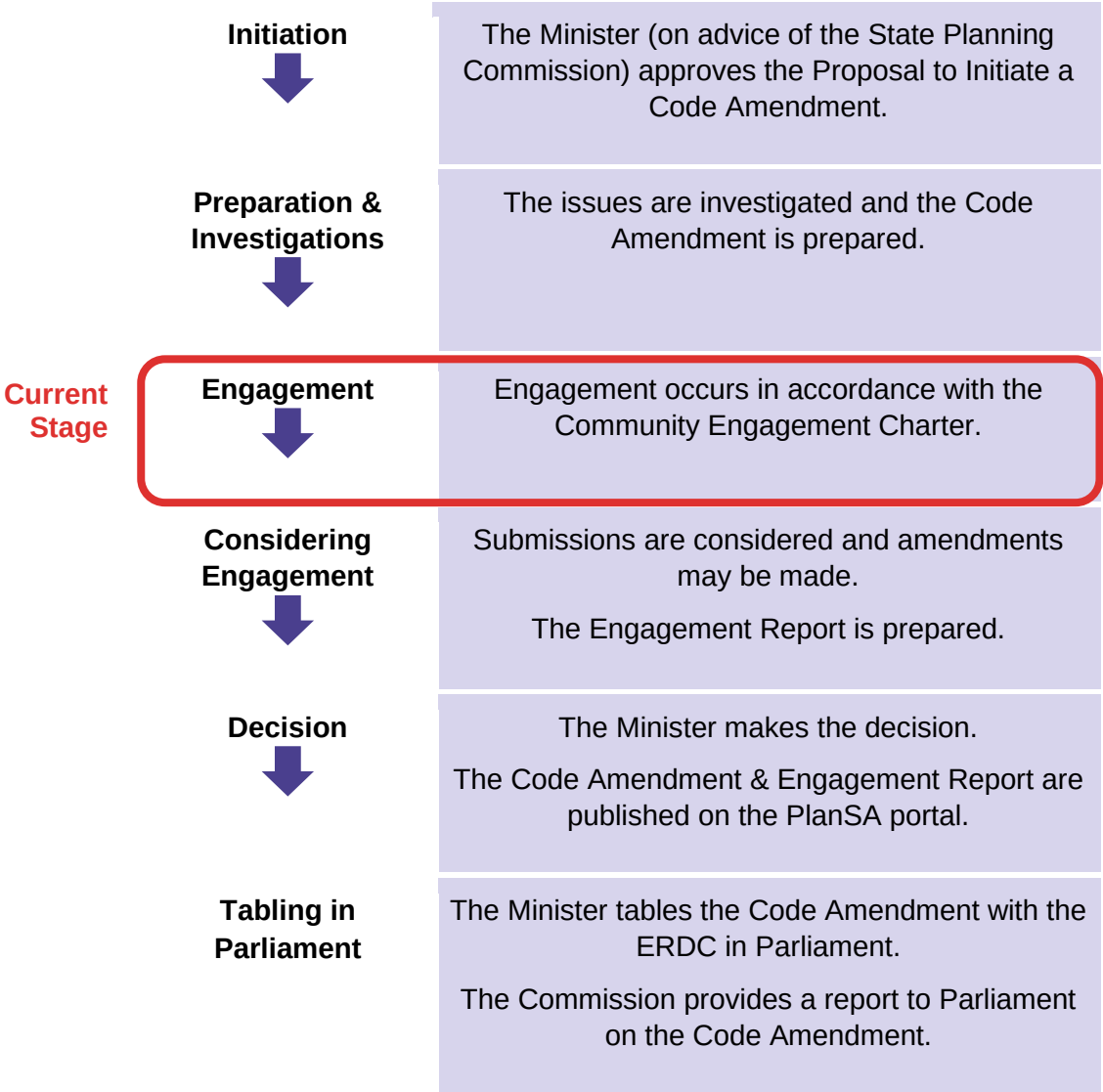
An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Playford Alive East Code Amendment can be downloaded from plan.sa.gov.au/en/on-consultation.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister on the Proposal to Initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

A summary of the Code Amendment process is outlined in **Figure 1**.

Figure 1. Summary of the Code Amendment process



2. What is proposed in this Code Amendment?

2.1 Need for the amendment

The Affected Area seeks to facilitate the delivery of an extension of Playford Alive at Munno Para, known as Playford Alive East. The Affected Area will facilitate the development of a range of housing typologies catering to low to medium densities.

Renewal SA is leading the Playford Alive East development, which will deliver approximately 1,300 residential allotments over the next eight years. This initiative directly responds to the region's housing crisis by increasing the supply of affordable housing.

Playford Alive East is anticipated to support an average of 590 jobs annually and contribute around \$570 million to Gross State Product throughout the development period. Further, the development of the land is in line with the State Government's Housing Roadmap.

The Affected Area is a Stage of the Playford Alive project and includes approximately 6.9 hectares of land zoned Employment adjacent to Curtis Road (7.6 hectares including the trainline). The Code Amendment seeks to rezone this portion to a more appropriate residential zone to facilitate the desired medium density residential development and promote consistent zoning to support efficient project delivery.

Renewal SA's request to amend the zoning to enable medium density residential use is supported by the proximity to existing residential neighbourhoods, essential services, facilities, and public transport. There is also a strong demand for residentially zoned land suitable for timely development, supported by urban infrastructure connectivity. It will also contribute to achieving annual housing targets for the Outer North Region outlined in the Greater Adelaide Regional Plan (the Regional Plan).

It is therefore proposed that the approximately 7.6 hectares of land in the Playford Alive East area be rezoned to Master Planned Neighbourhood Zone that will facilitate the development of the subject site.

2.2 Affected Area

The area affected by the proposed amendment is described as follows and as shown in the map below and at [Attachment A](#).

The Affected Area is bound by:

- Earlier stages of the Playford Alive East project to the north;
- Curtis wetlands to the west;
- Munno Para train station (Adelaide-Gawler railway line) to the east; and
- Curtis Road to the south.

The Affected Area includes land within the following zones:

- Employment Zone.

Landmarks and features within the locality include:

- Existing residential areas to the east, west and south
- Schools and colleges in the east and west
- Employment area in the south

- Munno Para and Smithfield Train Stations
- Munno Para Shopping Centre
- Curtis Wetlands
- Tucker Sports Reserve.

The Affected Area is located approximately 30km north-east of the Adelaide CBD within the City of Playford, on Kaurna Country.

The Affected Area and current zoning are shown in Figure 2 below:



The Affected Area extends from Curtis Road to the north, is bordered by the Adelaide-Gawler train line to the east and has neighbouring residential and employment land uses in the broader locality.

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Area is currently located in **Employment Zone**. Numerous Overlays apply to the Affected Area, as detailed in [Attachment B](#).

The existing **Employment Zone** envisages a range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity which is in proximity of essential services, facilities, and public transport.

Zones:

Employment Zone

Desired Outcome (DO):

- DO 1 A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*
- DO 2 Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.*

Land uses envisaged that may be appropriate are listed in DTS/DPF 1.1:

Development comprises one or more of the following:

- a) Advertisement*
- b) Consulting room*
- c) Indoor recreation facility*
- d) Light industry*
- e) Motor repair station*
- f) Office*
- g) Place of worship*
- h) Research facility*
- i) Retail fuel outlet*
- j) Service trade premises*
- k) Shop*
- l) Store*
- m) Telecommunications facility*
- n) Training facility*
- o) Warehouse.*

Overlays:

The following Overlays apply to the Affected Area:

Overlay	Purpose	Where it applies
Affordable Housing	Integrates affordable housing with residential and mixed-use development and caters for a variety of household structures.	Border of the site.
Building Near Airfields	Maintains the operational and safety requirements of commercial and military airfields.	Part of the site.
Defence Aviation Area	Manages the potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.	Entire site.
Hazards (Flooding - General)	Ensures that the impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate sitting and design of development.	Portion/section of the site.
Noise and Air Emissions	Protects community health and amenity from adverse impacts of noise and air emissions.	Entire site.
Prescribed Wells Area	Ensures sustainable water use in prescribed well areas.	Entire site.
Regulated and Significant Tree	Manages the conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.	Entire site.
Water Resources	Ensures the protection of the quality of surface waters with the consideration of adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures resulting from climate change. It also maintains the conveyance function and natural flow paths of watercourses, assisting in the management of flood waters and stormwater runoff.	Abuts site's border from Wetlands and Curtis road side.

Local Variations (Technical and Numeric Variations (TNVs))

This Code Amendment will retain the following Concept Plans without any proposed changes:

- Concept Plan 11 – Munno Para
- Concept Plan 18 – Playford North
- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints.

Current Land Uses

The Affected Area is currently vacant land with few shrubs and bushes abutting the Adelaide-Gawler railway line to the east and the Curtis Wetlands to the west. The surrounding locality predominantly consists of low-density housing, reserves and few small businesses across the opposite side of Curtis Road and retail further to the west.

Surrounding Zoning Configuration

The land to the north, east and west is predominantly covered by the Master Planned Neighbourhood Zone with Employment Zone to the south.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

The Code Amendment is proposing to rezone approximately 7.6 hectares of land to facilitate the development of the subject site, providing a diverse range of housing within the Affected Area.

The proposed changes to the policies will enable the residential development of low to medium-density housing within the Affected Area. This will contribute to the Housing Road Map and will be in accordance with the Playford Alive plan prepared by Renewal SA.

Mapping detailing the spatial application of the zoning, overlays, and TNV's is available within [Attachment A](#).

Zoning

The Code Amendment proposes to rezone the entire Affected Area from the **Employment Zone** to the **Master Planned Neighbourhood Zone**.

Overlays

The following Overlays will spatially apply to the entire Affected Area:

- Affordable Housing
- Building Near Airfields
- Defence Aviation Area
- Hazards (Flooding – General)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree

- Water Resources.

Local Variations (Technical and Numeric Variations (TNVs))

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3. What are the next steps for this Code Amendment?

3.1 Engagement

Engagement on the Code Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Code Amendment is as follows:

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment.

Submissions can be made:

- online at [Playford Alive East Code Amendment | YourSAy](#)
- by email: plansasubmissions@sa.gov.au (subject: Submission – Playford Alive East Code Amendment)
- by post:
Code Amendment Team
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

3.3 What changes to the Code Amendment can my feedback influence?

Your feedback can influence the Code Amendment in the following ways:

- change to policies
- change to application of the Code's spatial layers.

Feedback cannot influence instruments which are separate to the Code, such as the Act and its associated regulations.

3.4 What will happen with my feedback?

The Chief Executive is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Chief Executive when determining whether the proposed Code Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published, however, company details will be.

The Chief Executive will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister and then published on the PlanSA portal along with a copy of the submissions received.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister:

- at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the ERDC with a report on the Code Amendment.

4. Analysis

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The rezoning of the Affected Area to an appropriate residential zone will provide the opportunity to facilitate the delivery of medium-density housing development.

Other relevant strategic advantages and outcomes are detailed below:

- Increasing the housing supply and density of the Outer North region
- In 2021, the Outer North region had a population of 139,452 and by 2024 it had increased to 152,962.
- Under a medium growth scenario, it is projected that the population will reach 277,122 by 2051.
- There is an established need for new dwellings in the Outer North region, with an annual target of 3050 new dwellings constructed from 2021 to 2031.
- Within the Greater Adelaide Regional Plan the broader Playford Alive site is highlighted as 'existing residential' and 'currently identified for affordable housing'.
- Increasing the levels of affordable housing in the Greater Adelaide Region, through the application of the Affordable Housing Overlay.

Review of Loss of Employment Lands

The Greater Adelaide Regional Plan (The Regional Plan) outlines the importance of employment lands in serving the community and local economies. The Affected Area has access to employment land for population serving activities to the west, in and around the Angle Vale development front.

The Regional Plan recognises that employment land supply and demand is unevenly distributed across the Greater Adelaide Regional area. The Outer North region hosts the largest reserve of identified future employment land. The Greater Edinburgh Parks precinct is the focus of significant infrastructure planning in order to make it available to industry. This would bring well over 1000ha of additional employment land that could be easily accessed by future residents of Playford Alive. Should this land be brought on in a staged manner over the next 30 years, the region will be able to more than accommodate the project employment land demand identified in the Regional Plan.

The review of the loss of employment lands as a result of this Code Amendment has also considered that the portion of zoned employment land subject to this code amendment is currently vacant, whereas the employment precinct on the southern side of Curtis Road is well established.

From an employment land perspective and the broader region's strategic objectives, the Code Amendment will not cause any detrimental decrease in the loss of employment lands.

Given the substantial amount of land intended to be rezoned for employment in the Outer Northern Region, as well as the need to provide additional land zoned for

residential purposes to support new the provision of new housing, the proposed rezoning of the Affected Area to allow residential activity is considered warranted in the circumstances.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in [Attachment D](#).

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plan provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Greater Adelaide Regional Plan as shown in [Attachment D](#).

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Housing Roadmap (June 2024)

The Code Amendment aligns with the SA Government's *Housing Roadmap*, which outlines the state government's plan for the release of housing initiatives in South Australia. The development that is proposed to be facilitated by this Code Amendment is part of the commitment to deliver 1480 homes within the Playford Alive project. The Code Amendment itself will cater to 110-120 dwellings ensuring the proposed dwellings and anticipated density are supported by an appropriate planning framework.

Land Supply Report for Greater Adelaide (July 2023)

The 2023 Land Supply Report for Greater Adelaide provides analysis of land development trends, projected demand and land supply across the Greater Adelaide Planning Region. The report outlines the Affected Area is located within the 'Outer North' region and is identified as 'undeveloped zoned potential'. Therefore, the Code Amendment seeks to provide a planning framework that is suitable for the envisaged development to be zoned residential.

City of Playford Community Vision 2043

City of Playford Community Vision 2043 responds to the Greater Adelaide Regional Plan (The Regional Plan) identifying the community's preferred vision on the growth expected over the next 30 years. The Code Amendment aligns with the theme of 'People, housing and liveability', noting the vision of "A liveable, connected region, with world-leading industries, thriving communities and a cherished natural environment." It also states, "new master-planned communities are an important supply of affordable housing". The Code Amendment seeks to address this by provided a planning framework for housing supply, to be delivered by a planned project which includes the provision of affordable housing.

4.2 Investigations

4.2.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. The following investigations have been undertaken to inform this Code Amendment:

- Desktop review of Transport and Traffic Investigation
- Desktop review of Stormwater Management Plan
- Search of the Register of Aboriginal Sites and Objects (Taa-wika)
- Investigation into the surrounding interface
- Environmental Site Investigation
- Arboriculture Site Assessment Investigation
- Landscape Plan Investigation
- Code Policy Investigation
- Infrastructure Capacity Assessment
- These investigations are explored in more detail in the below sections of this draft Code Amendment.

4.2.2 Desktop Review of Transport and Traffic Investigation

CIRQA was contracted to conduct a Transport and Traffic Investigation to help inform the Playford Alive land division led by Renewal SA. The investigation analysed the existing capacity of the local road networks, access, forecasting the traffic generation and impact of Curtis Road, Northern Expressway Interchange, and Admiral Parade.

Curtis Road (Council maintained) is the primary connector road between Main North Road and the Northern Expressway servicing the broader Playford Alive development. The City of Playford and Department for Infrastructure and Transport (DIT) recognise that the road is at capacity and requires significant upgrading to accommodate existing and planned urban growth.

Road Capacity:

Upon reviewing the capacity of key roads adjacent to the subject site, the following Annual Average Daily Traffic (AADT) volumes and characteristics were identified:

- Curtis Road: Approximately 19,600 vehicles per day (vpd).
It is a sub-arterial road under the care of the City of Playford, with a 60 km/h

speed limit and bicycle lanes on both sides. The road generally comprises one lane in each direction, with additional turn lanes at intersections such as Samuel Street and Charlotte Street.

- Northern Expressway Interchange: DIT has recently completed a transport planning study for the interchange. This study has identified future upgrade requirements, which will need to be considered as the Playford Alive development progresses.

It is noted that current traffic volumes on Curtis Road are lower than previously forecast, with peak hour volumes approximately 200–300 vehicles fewer than expected. This suggests that mid-block sections of Curtis Road have additional capacity, and the trigger point for full duplication may be deferred.

Walking, Cycling and Public Transport:

Curtis Road and Newton Boulevard feature shared paths and bicycle lanes, supporting active transport. The site is west-adjacent to the Munno Para train station, providing direct access to the Gawler rail line.

Bus services operate along Curtis Road and nearby roads, enhancing public transport connectivity. These facilities support pedestrian and cyclist movement and ensure integration with the broader transport network.

Admiral Parade Intersection and Access

A proposed new access via Admiral Parade intersects with Curtis Road and was originally intended to serve as the primary entry point for the Playford Alive East development. The intersection was proposed as a priority-controlled T-intersection, with City of Playford previously supporting this arrangement. The intention was to provide flexibility for future access solutions.

However, The Australian and South Australian governments have jointly announced that \$250 million has been committed to remove the level crossing at Curtis Road, Munno Para with works to commence in 2027 for completion in 2030. In addition, Renewal SA and Council have committed to joint upgrades as part of the Playford Alive East Proposal. Investigations are ongoing to determine the most effective and efficient options to improve the operation performance of Curtis Road to meet traffic demand. This announcement, along with the detailed design and construction works of the new overpass will impact the ability to identify and construct a new intersection along Curtis Road at this stage.

Renewal SA intend to identify and deliver an intersection with Curtis Road once the design and construction of the new overpass has substantially progressed.

To address the recent announcement of the Curtis Road overpass, CIRQA provided additional comments where traffic modelling was conducted for a 'worst case' scenario assuming no direct access to Curtis Road via Admiral Parade. The updated modelling and advice includes the anticipated development of the land within the Employment Zone for residential development.

Even without direct access via Admiral Parade, the road network can accommodate projected traffic volumes with appropriate upgrades. The development can proceed while DIT finalizes the overpass design, but potential access solutions include:

- A four-way intersection with Samuel Street (signalized or roundabout).
- A T-intersection with turn restrictions (e.g., left-in/left-out).
- A connection beneath the overpass via Samuel Street or Palina Road.

In the 'worst-case scenario' modelling, assuming there is no direct access via Admiral Parade. Traffic will be redistributed to:

- Douglas Drive/Coventry Road/Curtis Road
Without Admiral Parade access: duplication needed after ~100–110 dwellings.
With access: duplication can be deferred; left-out movements reduce pressure.
- Peachey Road/Curtis Road
Duplication of both legs will be required early in development
- Newton Boulevard/Stebonheath Road
Westbound duplication required regardless of access scenario.

Code Amendment Outcome

The Code Amendment proposes to proceed with the development while the Department for Infrastructure and Transport finalizes the overpass design. Even without direct access via Admiral Parade, the road network can accommodate projected traffic volumes with appropriate upgrades. The primary constraint is on left-out movements, which are the most feasible to deliver at a new access point without any significant impact to the surrounding area. The wide median on Curtis Road was originally designed to support future duplication without property acquisition, aligning with long-term planning goals.

4.2.3 Desktop Review of Stormwater Investigation

KBR Pty Ltd was engaged by Renewal SA to review the original 2008 Stormwater Master Plan in light of the updated layout for Stage B4 of the Playford Alive development. The revised layout covers approximately 71.7 hectares and is divided into Stages 17 through 30. The review was undertaken to assess the capacity of existing stormwater infrastructure and identify any necessary updates to accommodate the proposed development.

The review considered multiple sub-catchments within Stage B4, which drain towards the Fradd Road drainage channel, the open channel east of Stebonheath Road, and other downstream systems. The modelling was based on the original design assumptions and updated land use characteristics.

The key considerations from the review include:

- *Newton Boulevard Catchment:*
A 6% increase in impervious area was identified. However, high-level DRAINS modelling indicates that the existing infrastructure has sufficient capacity to accommodate the revised catchment layout.
- *Coventry Road Catchment:*
The catchment area has slightly increased due to layout changes. Existing

infrastructure is considered adequate, though a portion of flow may be redirected to the Fradd Road drainage swale if required.

- *Light Avenue Catchment:*
The updated design includes increased green space, resulting in a higher proportion of pervious area. The existing downstream infrastructure is expected to accommodate flows without issue. Upsizing or duplicating a 750 mm pipe is proposed to manage major storm events and eliminate the need for an overland flow path.
- *Munno Para Wetlands Catchment:*
The catchment area remains consistent with the original plan, though an increase in pervious area is noted due to landscaping adjacent to the railway line.
- *Fradd Road Drainage Channel Catchment:*
The area discharging to Fradd Road has decreased due to changes in residential layout. A central median swale is proposed along Waverly Drive to manage flows and reduce earthworks. Council input is required to provide updated tailwater levels for major storm events (1 in 5, 1 in 20, and 1 in 100 year ARI).

The report notes that existing underground stormwater infrastructure within Newton Boulevard and Coventry Road was originally designed to accommodate the 1 in 5 year Average Recurrence Interval (ARI) rainfall event. For larger storm events, overland flow is expected to occur within road reserves and designated swales.

Code Amendment Outcome

From the report it is concluded the proposed Stage B4 development is consistent with the original stormwater planning intent. No adverse impacts are expected on downstream infrastructure, and there is no requirement for on-site stormwater detention or retention within Stage B4. Future stormwater modelling for Stage B4 is recommended to be undertaken using the DRAINS full unsteady hydraulic model to ensure consistency with previous XPStorm modelling. The report contains multiple elements for addressing revised catchment layouts, capacity and drainage swales. Further detailed stormwater matters will therefore be addressed by the appropriate authority at the land division and development assessment phases.

4.2.4 Search of the Register of Aboriginal Sites and Objects (Taa-wika)

From the Taa-wika search, it was found that the Aboriginal Affairs and Reconciliation (AAR) holds no records for Aboriginal heritage within the search area. This is attached in Attachment 13.

Code Amendment Outcome

As no records were found for CT 6152/721 through the search of the Register of Aboriginal Sites and Objects (Taa-wika), no further action is required.

4.2.5 Investigation into the surrounding Interface – Acoustic Assessment

The Affected Area adjoins a busy arterial road as well as land within the Strategic Employment Zone, it is important to determine whether future residential development would be adversely impacted by these existing activities – particularly in relation to noise. Accordingly, Sonus Pty Ltd was engaged by Renewal SA to undertake an environmental noise assessment for the Playford Alive development site located east of Coventry Road, west of the Munno Para train station. The site lies within a designated Noise Attenuation Area under the Code, triggering the application of the *Ministerial Building Standard MBS 010* (MBS10).

The site is adjacent to the Adelaide Metro Gawler railway line. Based on measured noise levels from train pass-bys, the predicted night-time average noise level at 10 metres from the rail line is 55 dB(A), which is below the threshold requiring acoustic upgrades under MBS 010.

If the site was deemed a Mixed Land Use Area, SEC 1 (sound exposure category) would apply site wide. SEC 1 applies from 25 to 50 metres. However, due to the standard residential nature of the proposed site SEC 2 applies within 25 metres of the rail line.

Making upgrades would be unnecessary from a practical perspective and standard construction practices would be expected to meet internal noise targets. This acoustic treatment could include:

- Ground floor concrete slabs
- External walls
- Windows and external glass doors
- Mechanical ventilation systems
- External doors other than external glass doors; or
- Roof and ceilings of bedrooms.

Code Amendment Outcome

The interface investigations outline rail noise levels are expected to meet the MBS 010 internal building design targets through standard construction methods. While the entire Project site may fall within a Mixed Land Use Area, the planned development will generally reflect a uniform residential character. Consequently, apart from designated activity centres, buildings are unlikely to experience noise levels exceeding those commonly found in typical residential environments.

4.2.6 Environmental Site Assessment Investigation

Agon Environmental was commissioned by Renewal SA to undertake a Preliminary Site Investigation (PSI) and Limited Soil Investigation (LSI) for the Playford Alive Eastern Englobo Site, Newton Boulevard, Munno Para based on the proposal to deliver low to medium-density residential development on the site.

The PSI identified historical agricultural use (dryland cropping), with potential contamination from agrochemical application, uncontrolled fill, and proximity to the

Gawler Central railway line (a Class 1 activity under PD14). A limited soil investigation was conducted, targeting areas adjacent to the railway and visible fill.

In soil testing, all samples were below human health and ecological assessment criteria for residential use. One sample initially exceeded Total Recoverable Hydrocarbon (TRH) thresholds but was later confirmed to contain naturally occurring organic matter.

No onsite groundwater wells were identified. Regional groundwater is shallow and variable in quality but not expected to be used onsite due to reticulated supply.

No complete exposure pathways were identified for contamination risk. The site is not within a groundwater prohibition area, and no significant contamination was found onsite or nearby.

Code Amendment Outcome

The site is considered suitable for the proposed residential uses. While the adjacent railway line will trigger an EPA referral for sensitive land use applications, no environmental constraints were identified that would preclude development. Further assessment will be addressed at the land division or development application stage.

4.2.7 Arboriculture Site Assessment Investigation

Tertiary Tree Consulting was engaged by Renewal SA to assess trees on the Engloba Land site at Munno Para, SA, in relation to proposed development. The assessment evaluated tree health, structure, legal status, and potential impacts, with recommendations for retention and protection.

The Tree Inventory assessed over 150 trees, including species such as *Eucalyptus camaldulensis* (River Red Gum), *Eucalyptus leucoxylon* (South Australian Blue Gum), *Allocasuarina verticillata* (Drooping Sheoak), and *Corymbia maculata* (Spotted Gum). Trees were classified as Regulated or Significant under the *Planning, Development and Infrastructure Act 2016*.

Visual Tree Assessment (VTA) was used, with measurements taken for diameter, height, canopy spread, and root zones. The Safe Useful Life Expectancy (SULE) and STARS rating systems were applied to determine retention value.

Trees recommended for retention must have no Structural Root Zone (SRZ) impact and no more than 10% Tree Protection Zone (TPZ) impact. Where TPZ encroachments occur, tree-sensitive design methods (e.g., screw-pile footings, porous paving, manual excavation) are advised to mitigate impact.

Trees overlapping existing hardscapes may be exempt from TPZ impact if levels are unchanged. The design considerations would include Trees within neighbouring properties which are subject to protection and removal may be justified only where it enables reasonable development aligned with zoning provisions.

Code Amendment Outcome

The site contains a mix of regulated and significant trees, many of which are in good condition and contribute meaningfully to the landscape. The report supports retention of most trees, with design flexibility encouraged to minimize impacts. The Regulated and Significant Tree Overlay already applies to the site and will be retained as a result of this Code Amendment.

4.2.8 Landscape Plan Investigation

Aspect Studios was commissioned by Renewal SA to undertake a Landscape Master Plan Report for Playford Alive East, Munno Para. The Landscape Master Plan provided a framework for developing the streetscape and open space areas to ensure that a cohesive and integrated landscape form can be achieved across Playford Alive.

The open space distribution lays out two local parks; one to the north and the other to the west of the site which encompass seating nodes and shelter spaces. Additionally, there are off-road shared cycling paths to the east and on-road cycle lane to the east of the site.

Code Amendment Outcome

The landscape plan outlines creation of a public realm that complements adjoining land uses, provides for safe and pleasant pedestrian circulation and encourages wider public access and usage. The landscape plan also proposes incorporating the original plant species of the area in the proposed planting schemes.

4.2.9 Code Policy Investigation

As detailed in the Proposal to Initiate, the rationale for this Code Amendment is to enable urban development of the Affected Area which facilitates medium-density development as per the Playford Alive plan prepared by Renewal SA.

Further, the Proposal to Initiate detailed potential planning policies which could be implemented to facilitate this urban renewal. This included the following zones:

- Master Planned Renewal Zone
- Emerging Activity Centre Subzone.

The Proposal to Initiate also indicated that the application of whether applying the Subzone would be necessary to be explored.

The Master Planned Neighbourhood Zone is well-suited to achieve the intended outcomes of the Code Amendment, supporting the proposed low to medium density residential development. Desired Outcome 1 promotes the creation of diverse housing options on well-serviced land, complemented by a range of supporting activities to foster a growing and liveable community—objectives that align closely with this Code Amendment.

The introduction of an Emerging Activity Centre Subzone is not considered necessary, as the affected area is already surrounded by several established and well-functioning activity centres:

- Suburban Activity Centre 700m to 900m to the west.
- Township Activity Centre 600m to the south.
- Urban Activity Centre 600m to the south.

From the investigation, it was determined that the Master Planned Neighbourhood Zone was the most appropriate zone to be applied to the Affected Area.

Master Planned Neighbourhood Zone

DO 1 A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

Land Use and Intensity

PO 1.1 Diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.

DTS/DPF 1.1

Development comprises one or more of the following:

- a) Ancillary accommodation*
- b) Child care facility*
- c) Community facility*
- d) Consulting room*
- e) Display home*
- f) Dwelling*
- g) Educational facility*
- h) Indoor recreation facility*
- i) Office*
- j) Recreation area*
- k) Residential flat building*
- l) Retirement facility*
- m) Shop*
- n) Supported accommodation*

PO 1.2 Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes.

DTS/DPF 1.2

None are applicable.

PO 1.3 Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services.

DTS/DPF 1.3

Medium and high density residential development located where any one of the following is satisfied:

- a) Within 200m of an activity centre*
- b) Within 200m of a high frequency public transit service*
- c) Adjoining public open space greater than 2000m² (including where the site would adjoin if not separated by a public road)*

Site Dimensions and Land Division

PO 11.1 Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.

PO 11.2 Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.

PO 11.3 Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.

DTS/DPF 11.3

Development will not result in more than 1 dwelling on an existing allotment.

Emerging Activity Centre Subzone

DO 1 Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live.

Land Use and Intensity

PO 1.1 Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level.

PO 1.2 Land division design designates land for activity centres that is:

- a) Distributed to maximise convenient access to shopping and services*
- b) Of sufficient size to cater for the anticipated catchment and future population*

PO 1.3 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.

Code Amendment Outcome:

The intended use of the affected area is exclusively residential, which aligns with the character of the surrounding locality. As such, introducing an additional subzone is unnecessary.

Furthermore, the Performance Outcomes support an increase in housing density that offers a diverse mix of housing types and lot sizes, particularly in areas well-

served by public transport, amenities, and facilities. The locality already contains a significant number of activity centres that will adequately support the expected catchment and future population growth.

Therefore, applying this zone to the affected area is considered appropriate.

Concept Plan

The Code Amendment applies to three current Concept Plans:

- Concept Plan 11 – Munno Para
- Concept Plan 18 – Playford North
- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints.

It was determined that no changes to the Concept Plan would be necessary, with no notable new access points to be established, nor any significant changes to infrastructure which would benefit from a Concept Plan.

4.3 Infrastructure Capacity Assessment

With the proposed facilitation of residential development for the affected area, the capacity of the connecting infrastructure needed to be assessed. This was through either direct correspondence, or previous communication with providers.

Water and Wastewater

Correspondence with SA Water was undertaken previously in accordance with s76 of the PDI Regulations, as part of the land division application, regarding potable water and sewerage.

SA Water confirmed having water and wastewater network assets within close proximity to the location of this development. SA Water did not object to the proposal and recommended two (2) conditions of approval relating to water and wastewater that subject to investigation may require augmentation, servicing strategy and reticulation network infrastructure.

Electricity

The Playford Alive East land division application was referred to SA Power Networks for technical advice on potential impacts on the electricity network. SA Power Networks did not object to the proposal subject to the condition of approval related to electricity supply augmentation.

ElectraNet

The Playford Alive East land division application was referred to ElectraNet in accordance with s76 of the PDI Regulations. ElectraNet did not have any infrastructure on the subject site and did not object to the proposal.

4.4 Recommended policy changes

In response to the investigations undertaken in support of this Code Amendment, it is proposed to rezone the entire Affected Area to Master Planned Neighbourhood Zone. Following is a list of the recommended policy changes which are proposed in response to support of this Code Amendment:

Zones:

- Rezone approximately 6.9ha of existing Employment Zone to the Master Planned Neighbourhood Zone to facilitate medium-density housing.

Overlays:

- Apply the following Overlays:
 - o Affordable Housing.
- Retain the following Overlays:
 - o Building Near Airfields
 - o Defence Aviation Area
 - o Hazards (Flooding - General)
 - o Noise and Air Emissions
 - o Prescribed Wells Area
 - o Regulated and Significant Tree
 - o Water Resources.

Concept Plans:

- Retain the following application of Concept Plans:
 - o Concept Plan 11 - Munno Para
 - o Concept Plan 18 - Playford North
 - o Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints.

4.5 Conclusion

The Code Amendment intends to support low to medium density residential development on land currently designated as Employment Zone. As outlined in this Amendment, the existing Employment zoning is deemed to be underutilised for the Affected Area, with future employment activities able to be accommodated within the broader Outer Northern Region. Introducing the Master Planned Neighbourhood Zone will enable a more suitable development outcome, potentially adding 110–120 new dwellings to the northern suburbs of Adelaide and extending the surrounding Playford Alive residential stages.

Additionally, investigations have confirmed that future development enabled by this Code Amendment will not adversely affect traffic conditions nor exceed the capacity of current infrastructure and services.

5. References

Playford Alive Open Space Agreement, *Deed between Renewal SA and The City of Playford* (Nov 2012)

City of Playford, *City of Playford Community Vision 2043* (2013)

Government of South Australia, *Planning and Design Code Version 2025.10* (May 2025)

Government of South Australia, *Greater Adelaide Regional Plan* (2025)

Government of South Australia, *Housing Roadmap* (2024)

Government of South Australia, *Land Supply Report for Greater Adelaide* (July 2023)

Government of South Australia, *State Planning Policies for South Australia* (2019)

Government of South Australia, *The 30-Year Plan for Greater Adelaide* (2017)

TAA Wika Cultural Heritage Database and Register taawika.sa.gov.au/public/home

CIRQA, *Playford Alive East Land Division Supplementary Traffic Assessment Information* (June 2025)

CIRQA, *Playford Alive Englobo Development Munno Para Traffic Impact Assessment* (Jan 2025)

KBR, *Stormwater Master Plan Review* (Jan 2025)

KBR, *Stage b4 Master Services Plan* (Jan 2025)

Kellogg Brown & Root Pty Ltd, *Munno Para Development, Stormwater Master Plan* (Dec 2008)

Aspect Studios, *Playford Alive East Landscape Master Plan Report* (Feb 2025)

Agon Environmental Pty Ltd, *Preliminary Site Investigation*, (Nov 2024)

Tertiary Tree Consulting Pty Ltd, *Arboricultural Preliminary Report* (Aug 2024)

Sonus, *Playford Alive Munno Para MBS 010 Noise Assessment* (Oct 2024)

Renewal SA, *Land Division Plan* (2024)

Attachment A – Affected Area Mapping



Attachment B – Current and Proposed Code Policy

Current Policy

Zones	Subzones	Overlays	TNVs
Employment Zone		- Affordable Housing (applies at the border of the affected area) - Building Near Airfields - Defence Aviation Area - Hazards (Flooding – General) - Noise and Air Emissions - Prescribed Wells Area - Regulated And Significant Tree - Water Resources	- Concept Plan 11 - Munno Para - Concept Plan 18 - Playford North - Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

Proposed Policy

Zones	Subzones	Overlays	TNVs
Master Planned Neighbourhood Zone		Existing Overlays: - Affordable Housing (applies to the whole affected area) - Building Near Airfields - Defence Aviation Area - Hazards (Flooding – General) - Noise and Air Emissions - Prescribed Wells Area - Regulated And Significant Tree - Water Resources Proposed Overlays: - Affordable Housing - Building Near Airfields - Defence Aviation Area - Hazards (Flooding – General) - Noise and Air Emissions - Prescribed Wells Area - Regulated And Significant Tree - Water Resources	- Concept Plan 11 - Munno Para - Concept Plan 18 - Playford North - Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints

To view the Code's various zones, subzones, overlays, and TNVS, please visit:

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse

Proposed Spatial Changes - Zone



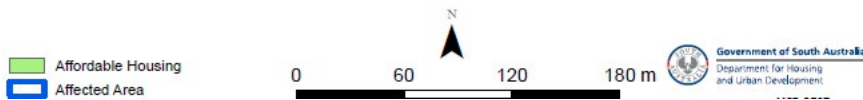


Proposed Spatial Changes – Overlay



Current Overlay

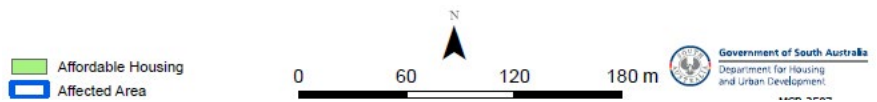
Playford Alive East Code Amendment





Proposed Overlay

Playford Alive East Code Amendment



Attachment C – Strategic Planning Outcomes

D1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

The Principles of Good Planning are set out under section 14 of the Act and have been taken into consideration in preparation of this Code Amendment, with the key relevant principles noted below.

Principles of Good Planning	Relevance to Code Amendment
Long-term focus principles Policy frameworks should be based around long- term priorities, be ecologically sound, and seek to promote equity between present and future generations. Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation.	<i>The Code Amendment will contribute to long-term housing, utilising urban land identified within the State Government's Housing Roadmap and the Greater Adelaide Regional Plan.</i>
Urban renewal principles Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas. The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances. Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.	<i>The Code Amendment will enable the urban renewal of land through residential development. It is a logical sequencing of other stages of Playford Alive and would serve as a connection with the earlier stages around the locality.</i>
High-quality design principles Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm. Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm. The public realm should be designed to be used, accessible and appropriately landscaped and vegetated.	<i>The Code Amendment highlights the strong links created by the area's close access to public transit and major roads. This access to transport networks would support the safe and efficient flow of people and traffic.</i>

Principles of Good Planning	Relevance to Code Amendment
Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including universal design practices). Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.	
Activation and livability principles Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities. Urban areas should include a range of high quality housing options with an emphasis on living affordability. Neighbourhoods and regions should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.	<i>This Code Amendment aims to facilitate the development of various housing types, offering a broad spectrum of affordable and social housing options.</i>
Integrated delivery principles Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes. Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities. Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.	This Code Amendment has sufficiently investigated infrastructure capacities and integration with public transport and amenities.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy	Code Amendment Outcome
SPP 1: Integrated Planning Objective: To apply the principles of integrated planning to shape cities and regions in a way that	<i>The Code Amendment seeks to rezone land to support medium density residential development. The Code Amendment will facilitate the delivery of new housing in proximity</i>

State Planning Policy	Code Amendment Outcome
enhances our livability, economic prosperity and sustainable future. SPP 1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period. SPP 1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.	<i>to existing infrastructure, including the Gawler rail line, local schools, retail services, and regional employment areas. This will contribute to increasing the housing supply within a well-connected and strategically located neighbourhood.</i>
SPP 1: Housing Supply and Diversity Objective: To promote the development of a well-serviced and sustainable housing and land choices where and when required. SPP 6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities. SPP 6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support livable and walkable neighbourhoods. SPP 6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services SPP 6.8 Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.	<i>The Code Amendment will support the delivery of housing within the Playford Alive East project area, which includes a commitment to 30% affordable housing. It responds to local demand and population growth, enabling timely delivery within an active, master planned development. The Code Amendment will provide a consistent planning framework and support housing near key infrastructure, including the Gawler rail line, bus services, schools, local shops, and employment, while also enhancing the viability of nearby commercial uses.</i>

D2. Regional Plans

The key policies and targets of the Greater Adelaide Regional Plan (The Plan) which are most relevant to this Code Amendment are detailed in the below table.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Greater Adelaide Regional Plan	Code Amendment Outcome
Outcome 1: More Housing in the right places <i>Housing Diversity and Affordability</i> Objective 1: Increase opportunities for well-located and well-designed housing to provide housing choice, considering the housing needs for the full range of human diversity, such as age, disability, gender and culture. Objective 2: Support diverse housing forms and tenures in a range of zones, including the sensitive integration into established neighbourhoods, and up-front consideration of housing diversity in new master-planned communities. Objective 3: Affordable and social housing is facilitated through a range of measures, including incentives such as density and height bonuses.	<i>The Code Amendment is considered to align with Outcome 1 as it would provide housing diversity, along with facilitating affordable and social housing within proximity of high-frequency public transport.</i>
Outcome 4: A strong economy built on a smarter, cleaner future <i>Employment Lands</i> Objective 4: Enable the regeneration of former or underutilised employment lands where a net community benefit can be achieved. Objective 6: Allow for the preservation of local employment opportunities and population serving activities when considering rezoning proposals involving residential land uses, particularly in inner metropolitan suburbs.	<i>The Code Amendment is not anticipated to conflict with adjacent State Significant Infill Areas. The Affected Area has no history of employment use and will not displace existing jobs. Employment lands nearby remain available to support local economic needs.</i>
Outcome 5: A strong economy built on a smarter, cleaner future <i>Strategic Transport Networks</i> Objective 5: Support the increased use of a wider variety of transport modes, including public transport, walking and cycling, to support liveability and emissions reduction.	<i>The Code Amendment is considered to align with Outcome 5 as it would support increased utilization of diverse transportation options. The master plan for the Affected Area encourages active travel, including pedestrian pathways as the Affected Area is in proximity to multiple public transit services, such as bus stops and Munno Para train station.</i>

Greater Adelaide Regional Plan	Code Amendment Outcome
Objective 7: Align public transport planning and investment to state strategic infill locations and future greenfield growth areas, including future mass transit and redesigned bus networks.	

D3. Other Strategic Plans

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Outcomes
City of Playford Community Vision 2043	<i>This Code Amendment strongly aligns with the City of Playford Community Vision 2043, the key strategic document for the Council.</i> <i>It emphasizes on the themes of liveability, range of dwelling types, provision of affordable housing to meet the needs of an increasingly diverse population. This aligns with the policy changes set out within this Code Amendment.</i>

Attachment D – Investigations

1. Aboriginal Cultural Heritage Database and Register Search Results, Aboriginal Affairs and Reconciliation, Government of South Australia (2025).
2. CIRQA, *Playford Alive East Land Division Supplementary Traffic Assessment Information* (June 2025)
3. CIRQA, *Playford Alive Englobo Development Munno Para Traffic Impact Assessment* (Jan 2025)
4. KBR, *Stormwater Master Plan Review* (Jan 2025)
5. KBR, *Stage b4 Master Services Plan* (Jan 2025)
6. Kellogg Brown & Root Pty Ltd, *Munno Para Development, Stormwater Master Plan* (Dec 2008)
7. Aspect Studios, *Playford Alive East Landscape Master Plan Report* (Feb 2025)
8. Agon Environmental Pty Ltd, *Preliminary Site Investigation*, (Nov 2024)
9. Tertiary Tree Consulting Pty Ltd, *Arboricultural Preliminary Report* (Aug 2024)
10. Sonus, *Playford Alive Munno Para MBS 010 Noise Assessment* (Oct 2024)
11. Renewal SA, *Land Division Plan* (2024)